



CREATING JOBS * SAVING ENERGY

MEDIA PACKET—LAUNCH EVENT

HARBORVIEW MEDICAL CENTER

NOVEMBER 10TH, 2010

10:30 AM – 12:00 PM

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LAUNCH EVENT

PHASE 1: LARGE COMMERCIAL, HOSPITAL, AND MUNICIPAL BUILDINGS

LOCATION: HARBORVIEW MEDICAL CENTER
300 9TH AVE
SEATTLE, WA 98104

DATE: WEDNESDAY, NOVEMBER 10TH, 2010

TIME: 10:30 AM – 12:00 PM

The City of Seattle will launch Community Power Works with major announcements in three of the program's six building sectors: hospitals, large commercial, and municipal. Community Power Works investments in these sectors are part of the mayor's Seattle Jobs Plan, and create jobs through increased demand for building retrofits. The launch event will take place at Harborview Medical Center and will include a press tour in a facility to be retrofitted with Community Power Works funding.

ANNOUNCEMENTS

- Over the next two years Community Power Works and its partners will direct around \$40 million to energy efficiency retrofit projects in large commercial, hospital and municipal buildings, which are estimated to create and retain 400 living wage green jobs.
- Matching grant awards of \$75,000 for the creation of Strategic Energy Management Plans (SEMPs) at Virginia Mason, Group Health, Swedish and Harborview.
- Creation of a \$2 million Carbon Reduction Incentive Fund available to participating hospitals to help fund energy efficiency projects identified in their SEMP.
- Launch of the \$11 million MacDonald Miller/Seattle Steam retrofit program offering comprehensive energy audits and retrofit work to Seattle Steam customers using an innovative financing package that allows building owners to pay off costs incrementally using monthly energy savings.
- \$6.1 million for 2011-2012 energy efficiency retrofits of municipal buildings, which is included in the Mayor's Proposed 2011-2012 Budget.
- \$1.4 million retrofit of the boiler at the City's Charles Street Garage; the new system will be approximately 35 percent more efficient than the existing system.
- Contract with Emerald Cities Seattle to develop a Community Workforce Agreement to guide community hiring provisions and labor standards in the commercial, municipal, and hospital sectors.

OVERVIEW OF COMMUNITY POWER WORKS

In April 2010, Seattle received a \$20 million award through the Department of Energy's BetterBuildings program as part of the American Reinvestment and Recovery Act of 2008.

What is Community Power Works?

Community Power Works is a neighborhood-based building retrofit program that will achieve deep energy savings and create green jobs.

Community Power Works will:

- Retrofit homes, apartment and condo buildings, restaurants, grocery stores, corner stores, cold storage facilities, commercial buildings, hospitals, and City buildings within the target area.
- Create and retain living wage green jobs.
- Achieve 15% to 45% in energy savings per building retrofitted.
- Reduce approximately 70,000 metric tons of greenhouse gas emissions.

How does it work?

To catalyze building retrofits and the energy efficiency economy, Community Power Works will:

- 1) **Increase Information**—Reach out to building owners and tenants to help them understand how to save energy in their buildings and take advantage of all services offered by Community Power Works. Retrofits will be tailored to the unique opportunities in specific buildings, as determined during a preliminary audit.
- 2) **Provide Financing**—Develop loans, rebates, and on-bill financing to help owners and tenants invest in energy efficiency retrofits.
- 3) **Build an Energy Efficiency Workforce**—Ensure access to high-quality jobs for the community by supporting worker training, job placement, fair hiring and wage standards for all workers under Community Power Works, and support for employers.

NEIGHBORHOOD MAP



LARGE COMMERCIAL

CPW RETROFIT GOAL: 6 BUILDINGS
GRANT FUNDING: \$1.3 MILLION
OTHER FUNDING: \$10 MILLION

Background

According to the U.S. Energy Information Administration, buildings consume nearly half of all energy produced in the United States. Seventy-seven percent of all the electricity produced in the United States is used just to operate buildings.

CPW Large Commercial Buildings Program

Community Power Works is partnering with MacDonald Miller and Seattle Steam, contributing \$1.29 million to a joint offering to large commercial buildings in the Seattle Steam service area. The program, which combines state, city, utility, and private funding for a total of \$11 million dollars in debt and grant financing, will fund upgrades to mechanical and electrical systems with anticipated results of 15% to 45% reduction in energy usage. The program is unique in that building owners do not need to pay up front for retrofit costs, nor do they have to incur debt. After receiving a comprehensive energy audit, owners enter into an Energy Services Contract with MacDonald Miller for the identified retrofit work. MacDonald Miller then guarantees the level of monthly utility savings, completes the work, and owners pay for the services via their monthly Seattle Steam utility bill (net of the energy savings).

HOSPITALS

CPW RETROFIT GOAL:	RETROFIT PROJECTS AT ALL 4 HOSPITALS
GRANT FUNDING:	\$2.4 MILLION
OTHER FUNDING	\$18.3 MILLION

Background

Healthcare facilities, among the highest intensity energy users, account for 4% of all energy consumed in the United States today. Hospitals are responsible for enormous greenhouse gas emissions; an average sized hospital emits approximately 18,000 tons of carbon dioxide into the atmosphere annually.¹ Because of this intensity of consumption, healthcare facilities offer great opportunities for investments in efficiency and reduction of wasted energy.

CPW Hospital Buildings Program

Community Power Works provides two energy efficiency incentive programs for healthcare institutions:

1) Matching Funds for Strategic Energy Management Plan (SEMP)

Community Power Works provides up to \$75,000 in one-to-one matching fund grants for healthcare institutions to develop SEMP's for their facilities. A SEMP is an actionable document that identifies the current energy baseline use at a facility, creates a goal for energy consumption reduction, and lays out a plan of how to achieve this reduction. Developing a SEMP is a prerequisite for hospitals to access the program's financial incentives. Four hospitals will be awarded SEMP matching funds on November 10th: Group Health Cooperative, Harborview Medical Center, Swedish Medical Center, and Virginia Mason Medical Center.

2) Carbon Reduction Incentive Fund

The Carbon Reduction Incentive Fund (CRIF) will provide up to \$2.1 million in incentives to cost-effective energy efficiency retrofits identified in the SEMP's. CRIF incentives will be awarded to the hospitals based on the tons of carbon reduced by the project. CRIF incentives will be awarded in two phases:

- *Phase I* – \$1.0 million will be available for early implementation of projects identified during the SEMP process. Phase I projects will begin in early 2011.

¹ Burpee & Loveland, Targeting 100! University of Washington's Integrated Design Lab

- *Phase II* - \$1.1 million will be allocated on a competitive basis to additional energy efficiency projects at the completion of the SEMP process. Phase II awards will be made in June 2011, and the retrofit projects will begin by the end of 2011.

CITY BUILDINGS

CPW RETROFIT GOAL: 36 RETROFIT PROJECTS IN 20 BUILDINGS

GRANT FUNDING: \$0

CITY BOND FINANCING: \$6.1 MILLION

Background

In 2010, the City of Seattle, in partnership with McKinstry, completed energy audits of 30 municipal buildings in the Seattle Center, Parks and Recreation, and Finance and Administrative Services departments. These energy audits identified a number of cost-effective retrofit projects that the City could do to save energy in these buildings. At the same time, the City of Seattle received a \$6.1 million allocation of Qualified Energy Conservation Bonds (QECBs), which are tax credit bonds that may be used by state, local, and tribal governments to finance energy efficiency projects. QECBs will allow the City to invest in energy-efficiency retrofits without using City general funds.

CPW Municipal Buildings Program

The Mayor's 2011-2012 Proposed Budget includes funding for \$6.1 million of energy retrofit projects in City buildings. In 2011, the Budget includes approximately \$2 million for 36 retrofit projects in 20 buildings. An additional \$4 million is included in the Proposed Budget for 2012 retrofit projects, which the City will identify over the next year. The City plans to fund the retrofit projects with its QECB allocation.

RESIDENTIAL & SMALL COMMERCIAL

CPW RETROFIT GOAL:	2000 SINGLE FAMILY HOMES
	75 MULTIFAMILY BUILDINGS
	120 SMALL BUSINESSES
GRANT FUNDING:	\$12.96 MILLION
OTHER FUNDING:	TO BE DETERMINED

The City of Seattle will launch the Community Power Works residential and small commercial programs in March 2011. Community Power Works' residential sector includes single family homes and multifamily buildings of 20 units or more. The small commercial sector includes grocery stores, corner stores, restaurants, and cold storage facilities. Community Power Works' residential and small commercial programs will provide building owners with financial incentives, including a Carbon Reduction Incentive Fund, loan financing, and a streamlined process for completing an energy efficiency retrofit.

DEFINITIONS

Carbon Reduction Incentive Fund

The Carbon Reduction Incentive Fund (CRIF) will provide financial incentives to the building owner based on the metric tons of carbon dioxide (MtCO₂e) reduced by the project.

Community Workforce Agreement

A Community Workforce Agreement is an agreement between labor organizations, community organizations, worker training organizations, and contractors to create standards based on quality and social equity goals. These standards will likely include provisions for worker training, job placement, fair hiring and wage standards, and support for employers.

Energy Audit

An energy audit is an audit of an existing building to determine current energy usage and opportunities for future energy savings through an energy efficiency retrofit.

Energy Efficiency Retrofit

A Community Power Works building retrofit is a retrofit of an existing building in order to save energy. Retrofits will be tailored to each building's unique opportunities to save energy, as determined during an investment-grade audit.

Energy-Efficiency Workforce

An energy-efficiency workforce includes construction workers who have been trained to retrofit existing buildings in order to save energy. These workers can either be trained on the ground or at various training programs in the Puget Sound region. This workforce and their employers will have to meet requirements determined in a Community Workforce Agreement.

Green Jobs

Green jobs in the case of Community Power Works are jobs within the construction industry that implement green building and conservation practices. These jobs focus on carbon reductions, energy reductions, water conservation, as well as other environmental goals.

On-Bill Repayment

Community Power Works will pilot an on-bill repayment system, which will allow building owners to repay their energy efficiency retrofit loans as part of their utility bills.

Strategic Energy Management Plan

A strategic energy management plan is an actionable document that identifies the current energy baseline use at a facility, creates a goal for energy consumption reduction, and lays out a plan of how to achieve this reduction.



REFERENCE MATERIALS

Community Power Works Website

The Community Power Works website can be found at:

www.communitypowerworks.org

Vice President's Middle Class Task Force's October 2009 Report: *Recovery Through Retrofit*

The Vice President's Middle Class Task Force identified three barriers to energy efficiency retrofits: a lack of access to information, financing, and skilled workers. To overcome these barriers, the Task Force recommended the following to overcome these barriers:

- 1) Provide American homeowners with straight-forward and reliable home energy retrofit information.
- 2) Reduce high upfront costs, making energy retrofits more accessible.
- 3) Establish national workforce certifications and training standards.

Community Power Works will implement each of these recommendations.

A copy of this report can be found at:

<http://www.whitehouse.gov/administration/eop/ceq/initiatives/retrofit>

Better Buildings, Energy Efficiency and Renewable Energy, U.S. Department of Energy

Community Power Works is funded by a grant through the Department of Energy's BetterBuildings program. BetterBuildings partnerships will make energy efficiency retrofits accessible to hundreds of thousands of homeowners and businesses, saving consumers about \$100 million annually while creating tens of thousands of jobs.

BetterBuildings partnerships will support new energy efficiency retrofit markets throughout the country by being innovative in their approaches, striving for improvement, bringing real solutions to market, and creating sustainable initiatives to increase energy efficiency in all types of buildings into the future.

DOE will use the lessons learned from these pilot programs to develop and share best practices for comprehensive energy efficiency retrofit programs that can be adopted and implemented by other communities and program administrators.

A complete list of BetterBuildings partners and programs can be found at:

<http://www.eere.energy.gov/betterbuildings/>

Seattle Jobs Plan

The Seattle Jobs Plan is focused on making critical investments in workforce development and training for local residents, entrepreneurial activity, key sectors of our economy, and next generation infrastructure. Efforts to support shared prosperity through sustainable investments in the Seattle Jobs Plan include Community Power Works and Emerald Cities Seattle. These two efforts offer a pathway to address environmental challenges while creating pathways for sustainable careers.

The launch of Community Power Works begins the effort promised in the Seattle Jobs Plan, by creating real, living wage jobs for Seattle residents.

More information on the Seattle Jobs Plan can be found at:

<http://www.seattle.gov/EconomicDevelopment/jobsPlan/>

Emerald Cities Seattle

Emerald Cities Seattle is a new cross-sector partnership of public, labor, community, business, workforce training, and environmental leaders united around the goal of "greening" our metropolitan area by helping to drive market demand in a building retrofit industry that provides pathways to self-sufficiency for thousands of our neighbors while significantly reducing energy consumption and carbon pollution in our built environment. Our initial charge is to implement a comprehensive retrofit of Seattle's building stock – resulting in deep energy savings, innovative business models, high quality jobs, and access to employment for workers who need it the most. Our initial scope of work includes development and implementation of a Community Workforce Agreement for the City of Seattle's Community Power Works large commercial, hospital and municipal building retrofits.

For more information, please contact Emerald Cities Seattle Program Coordinator Stacia Jenkins at sjenkins@emeraldcities.org



MEDIA CONTACTS

The following people have agreed to be contacted by media about Community Power Works:

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